

Existing Zoning within the Ettrick Village Plan Geography – Zoning that does not comply with the recommendations of the Draft Plan

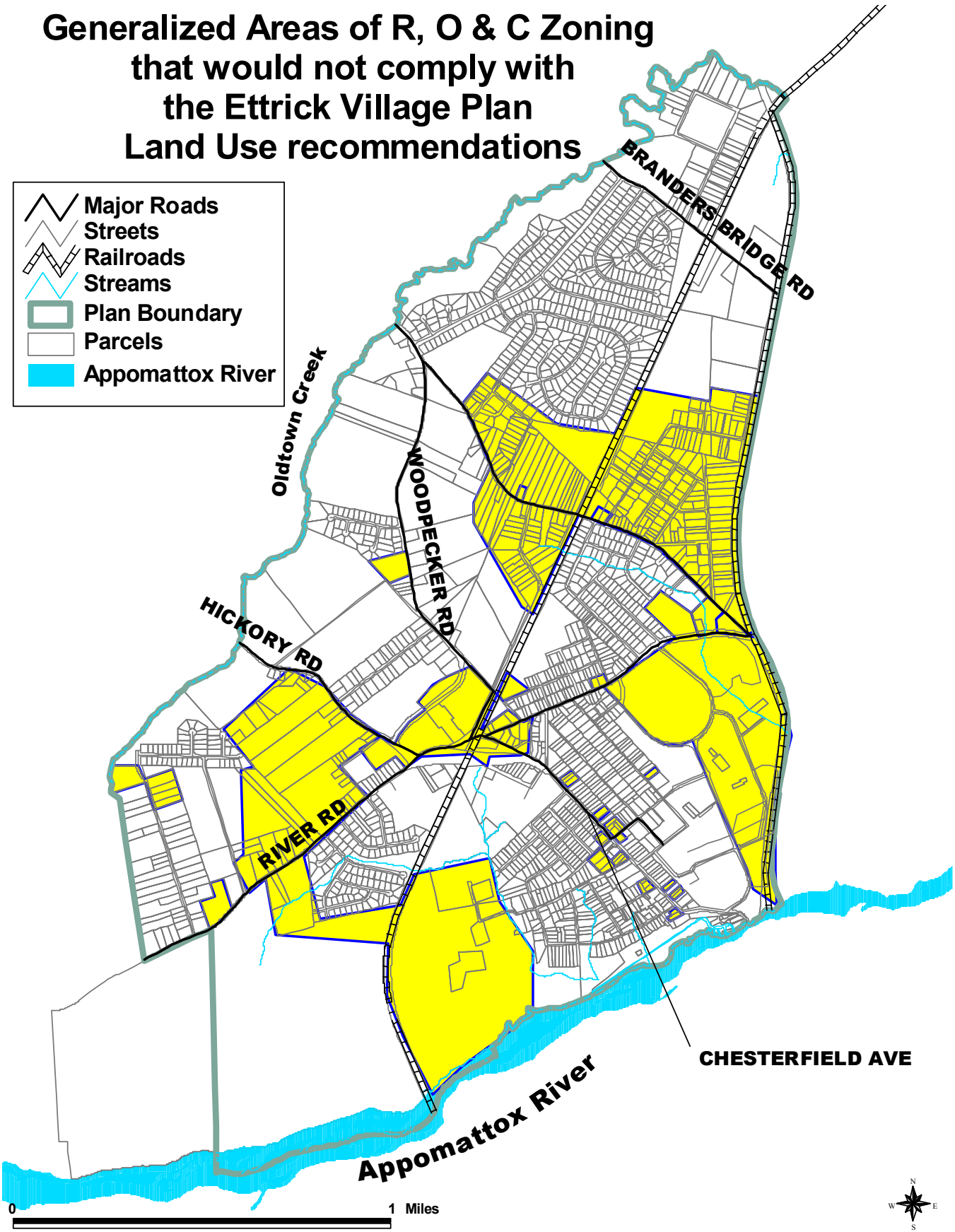
Typically, Plan amendments try to reflect existing area zoning and development patterns to the greatest extent possible. However, in some instances, existing zoning and development patterns run contrary to the spirit and intent of the Plan. This is especially true in areas of the county where a recommended Plan amendment attempts to mold the future of the community in ways differing from traditional zoning and development patterns that have evolved over time.

With respect to the Ettrick Village Plan geography, the Ettrick Village Plan attempts to encourage the preservation of the village in a growing suburban setting accommodating reasonable growth. Past Plan amendments for the area have either largely ignored, or only alluded to, such effort.

Attached is a brief overview of zoning within the Ettrick Village Plan geography that would not comply with the Plan, if the Plan were adopted as recommended. In some instances, properties have developed for uses, and at densities, allowed by the current underlying zoning. In other instances properties have not developed, or have developed for uses, and at densities, that comply with the recommended Plan. However, in these instances, the underlying zoning would allow development or redevelopment for uses, or at densities, that would not comply with the Plan.

**Generalized Areas of R, O & C Zoning
that would not comply with
the Ettrick Village Plan
Land Use recommendations**

- Major Roads
- Streets
- Railroads
- Streams
- Plan Boundary
- Parcels
- Appomattox River



Existing R, O & C Zoning that would not comply with the Ettrick Village Plan Land Use recommendations

